

## **2.0 PROJECT DESCRIPTION**

### **2.1. Project Location**

The Project site is located at 3111 Manchester Avenue in the Cardiff-by-the-Sea community in San Diego County (Assessor Parcel Numbers [APN 261-210-01 and -12]). As shown on Figure 2-1, Regional Location, Encinitas is surrounded by the cities of Carlsbad to the north and Solana Beach to the south, the unincorporated community of Olivenhain to the east, and the Pacific Ocean to the west. The property is roughly triangle-shaped, with its southern border formed by Manchester Avenue. The majority of the 19.0272 gross, 14.43-net acre site is located north of Manchester Avenue, east of the Interstate 5 (I-5)/Manchester Avenue interchange and Via Poco and west of the Mira Costa Community College/San Elijo Campus parking lot. A small portion of the Project site is located south of Manchester Avenue adjacent to the San Elijo Lagoon (Figure 2-2, Project Site Location).

### **2.2. Project Objectives**

California Environmental Quality Act (CEQA) Guidelines Section 15124(b) requires the project description to contain a statement of objectives that includes the underlying purpose of the proposed Project. The objectives of the Project are identified below.

- Create an economically viable project that can be realistically implemented within current and projected economic conditions;
- Assure a high-quality development that is consistent with City and community goals and objectives, the Encinitas General Plan and Municipal Code;
- Establish a development that is consistent with the character of existing and planned development in proximity to the site and is aesthetically compatible with adjacent uses;
- Create a mix of assisted living and memory care units that maximizes density on the developable portion of the site and addresses specific needs of the resident population;
- Develop a high quality and safe senior living facility that would respond to the growing demand for senior housing;
- Create a self-sufficient facility that would provide services and amenities to enhance livability for the on-site resident population;
- Develop affordable units that will provide housing for income qualifying residents within the City of Encinitas and provide access to multi-modal transit options via its adjacency to a Caltrans Park and Ride;

- Preserve open space on the Project site that will support San Dieguito Lagoon restoration efforts and provide recreational trail connections consistent with the City of Encinitas Trails Master Plan; and
- Create appropriate landscaping buffers to protect the privacy of adjoining neighbors, preserve sensitive habitat and enhance the project and community.

### **2.3. Project Characteristics**

The proposed Project would consist of the construction and operation of a state-licensed, 200-bed residential Senior Living Facility for the elderly in addition to eight (8) detached single-family homes, each containing one accessory unit. With these accessory units, development of the single-family homes would provide 16 total units, 15 of which would be designated for affordable housing. The Project is utilizing the California State Density Bonus law to request waivers to the development standards. The Senior Living Facility would occupy two (2) buildings, referred to herein as the “Upper Building” and the “Lower Building” within the main portion of the Project site. The Single-Family Housing Units would be constructed in the easternmost portion of the Project site. Other improvements include an interior access road, surface parking, landscaped and paved/hardscape areas, construction of a trail segment of Trail 66 through the northern portion of the Project site, on-site infrastructure and improvements to Manchester Avenue. All improvements would be required to comply with the latest California Building Code (CBC) and Americans with Disabilities Act (ADA). Figure 2-3a illustrates the proposed Site Layout and Figure 2-3b presents the proposed Site Plan. The proposed Project would include streetlights with full cutoff in the parking lots; illuminated bollards along pedestrian paths; overhead festival lighting within interior courtyards; downlights at the entry court; tree downlights on courtyard trees; and, sign lights at the entry wayfinding signs. All lighting would be consistent with the City’s lighting standards (MC 30.40.010 (I)).

The Project proposes to subdivide the 19.0272-acre Project site into 12 lots, not including public rights-of-way. Lot 1 would be approximately 6.77 acres to accommodate development of a senior living facility. Lots 2 through 9 would include a total of approximately 0.38 acres to accommodate the separate residential lots/units. Lot A would accommodate a private street/access road and would be approximately 1.24 acres. Two (2) open space lots, Lots B and C, would be approximately 6.05 acres and 0.21 acres, respectively. A summary of the parcels is shown on Table 2-1.

**TABLE 2-1. PARCEL SUMMARY**

<b>Parcel Summary</b>	<b>Total (Acres)</b>
Existing Parcel 1	17.4568
Existing Parcel 2	1.5704
<b>Total Gross Acreage</b>	<b>19.0272</b>
Public Street ROW/Street Easements	-2.0478
Remainder Portion Existing Parcel 1 (Lot C)	-0.2108
Pending Caltrans Eminent Domain Action	-2.3362
<b>Total Net Developable Property Acreage</b>	<b>14.4324</b>
Proposed Lot 1 (Senior Living Facility)	6.7667
Proposed Lot 2 (single-family with accessory unit)	0.0484
Proposed Lot 3 (single-family with accessory unit)	0.0407
Proposed Lot 4 (single-family with accessory unit)	0.0407
Proposed Lot 5 (single-family with accessory unit)	0.0472
Proposed Lot 6 (single-family with accessory unit)	0.0529
Proposed Lot 7 (single-family with accessory unit)	0.0452
Proposed Lot 8 (single-family with accessory unit)	0.0452
Proposed Lot 9 (single-family with accessory unit)	<u>0.0584</u>
<b>Summary of Single-Family Housing Lots</b>	<b>0.3787</b>
Proposed Lot A (Private Street/Reciprocal Access)	1.2376
Proposed Lot B (Landscape/Lagoon Conservancy Easement)	6.0494
<b>Total Net Developable Property Acreage</b>	<b>14.4324</b>
Proposed Lot C (Landscape/Lagoon Conservancy Easement)	0.2108
<b>Total Tentative Tract Map Property Acreage</b>	<b>14.6432</b>

### 2.3.1. Senior Living Facility

The proposed senior care buildings would be two-stories in height and would accommodate a total of 200 units. The 200-unit senior living facility will be a fully licensed Residential Care Facility for the Elderly (RCFE) and would comprise 172 Independent Living (IL), Assisted Living (AL), and Circle of Friends (CF) units and 28 Memory Care units. It is anticipated that 77 of the 172 IL/AL/CF units would be occupied by Independent Living (IL) residents, 68 would be occupied by Assisted Living (AL) residents, and 27 would be occupied by Circle of Friends (CF) residents. Because the entire facility is licensed, IL units can be converted to AL or CF units, and vice-versa, depending on market demand for acuity type.

The senior living buildings would be approximately 216,000 square feet (SF) in size, with approximately 60,000 SF of common area. The buildings would be designed in an eclectic Craftsman style incorporating wood, stone and stucco elements. All design aspects would adhere to the City of Encinitas's Design Guidelines.

### **2.3.2. Single-Family Housing**

The single-family housing units consist of eight (8) two-story structures located on the eastern portion of the Project site (See Figure 2-4, Single-Family Housing Site Plan). Each detached unit would contain one attached accessory unit, providing a total of 16 units, 15 of which would be designated as affordable housing. One of the 16 units would be designated as market rate housing for the on-site manager. The 15 affordable one- and two-bedroom units would be approximately 650 SF in size. The 15 affordable units would be rent, and income restricted and made available to very-low, low- and moderate-income households.

Three (3) units would be rent and income-restricted at 50% of the Area Median Income (AMI); ten (10) units would be rent and income-restricted at 80% of AMI and the remaining two (2) units will be rent and income-restricted at 100% AMI. One of the 50% AMI units will be deed-restricted in perpetuity, and the remaining units will be deed restricted for 55-years (Greystar, 2019) to comply with the City of Encinitas Density Bonus regulations. These affordable units would contribute to the City of Encinitas' Regional Housing Needs Assessment goals.

### **2.3.3. Access and Circulation**

Via Poco is currently a two-lane dead-end street on the north side of Manchester Avenue that provides access to the Project parcel on the east and to the gas station to the west. The California Dept. of Transportation (Caltrans) plans to modify Via Poco and construct a new road (referred to herein as the DAR Access Road), north of Manchester Avenue, as part of the I-5 North Coast Corridor Project<sup>(1)</sup>. Additionally, Caltrans plans to construct a Park and Ride Lot (aka San Elijo Multi-use Facility) west of the I-5/Manchester Avenue Interchange, along with a Direct Access Ramp (DAR) to High Occupancy Vehicle (HOV) Lanes from Manchester Avenue.

Vehicle access to the Project site would be via two driveways off of the planned DAR Access Road. The Project plans to provide two day-to-day access points, both along the DAR Access Road. The southern driveway would be a right-in/right-out only driveway. The northern driveway would be one-way stop controlled with a shared left-turn/right-turn lane on the driveway and one lane in each direction along the DAR Access Road. Secondary emergency access from Manchester Avenue would be provided via a gated entrance near the southeast corner of the Project site as shown on Figure 2-5, Manchester Ave Street Improvements (Sheet C-5A).

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<sup>1</sup> I-5 North Coast Corridor Project Final EIR/EIS (SCH# 2004101076).



As a condition of approval, that portion of Manchester Avenue fronting the Project site would be restriped to match Caltrans planned improvements on Manchester Avenue which extend east of Via Poco to accommodate DAR improvements and include installation of an eastbound right-turn pocket onto Via Poco (Figure 2-5, Manchester Ave Street Improvements (Sheet C-5A)). The proposed street improvements, including new pavement, curb/gutter and striping, would shift the existing travel lanes approximately 10 feet to the north to accommodate installation of a 6-foot-wide Class II bicycle lane and 5-foot-wide, soft-surface pedestrian trail along the southside of Manchester Avenue, adjacent to the San Elijo Lagoon. These improvements would generally begin at the DAR line and extend along the frontage of the Project site.

A 10-foot wide pedestrian trail and 10-foot wide parkway, and a 6-foot wide bike lane would be installed on the north side of Manchester Avenue. The parkway improvements would include a vegetated bioswale to retain runoff from Manchester Avenue. East of the Project site, Manchester Avenue would transition back to four-through lanes, with a striped median as shown on Figure 2-6, Manchester Avenue Street Improvements (Sheet C-5B).

All improvements along Manchester Avenue would be confined to the existing disturbed right-of-way (ROW). No additional ROW would be required, nor would the improvements expand the capacity of Manchester Avenue. Approximately 300-feet of the proposed 10-foot pedestrian trail on the northeast project frontage along Manchester Avenue is outside the existing public right-of-way and would require a pedestrian sidewalk access easement.

### ***Trail Improvements***

The proposed Project also includes construction of a soft surface trail segment (Trail Segment 66) through the northern portion of the Project site, the features of which are summarized on Table 2-2. The proposed trail would extend from an existing sidewalk (planned for use as a trail connector through the Mira Costa College property) on the east to Via Poco on the west where it would connect to a trail segment planned for construction along Via Poco (Trail Segment 65) west of the Project site, as shown on Figure 2-7 Trail Exhibit. The proposed trail would be approximately six (6) feet in width and would be constructed as a “soft-surface trail” consistent with specifications in the Encinitas Trail Master Plan (City of Encinitas, 2002).

Trail Segments 66 and 65, along with the proposed 10-foot wide pedestrian trail improvements along Manchester Avenue would form a “loop” around the Project site connecting to existing and planned trail segments to the east and west.

**TABLE 2-2. PROPOSED FEATURES/SPECIFICATIONS FOR TRAIL SEGMENT 66**

Feature	Details
Trail Type	<ul style="list-style-type: none"> <li>Type B – Soft Surface</li> </ul>
Trail Users (a)	<ul style="list-style-type: none"> <li>Designated as “multi-use” for pedestrians, bicyclists, and equestrians only.</li> </ul>
Trail Tread Width	<ul style="list-style-type: none"> <li>6 feet</li> </ul>
Easement Width	<ul style="list-style-type: none"> <li>10 - 12 feet</li> </ul>
Trail Tread	<ul style="list-style-type: none"> <li>Decomposed granite</li> </ul>
Fencing (b)	<ul style="list-style-type: none"> <li>Fencing, constructed of a material as approved by the City, shall be installed on the north side of the trail</li> </ul>
Signage	<ul style="list-style-type: none"> <li>Trail markers shall generally be installed every ¼ mile</li> </ul>

Notes:

- (a) No motorized vehicles, except authorized trail maintenance vehicles and emergency vehicles, are allowed.
- (b) Fencing may include PVC, post and rail, peeler poles, or woodcrete. Fencing material should be compatible in character with the physical location of the trail and shall be designed to safely accommodate the expected users of the trail segment.

Source: City of Encinitas, 2002.

### 2.3.4. Parking

The proposed Project would provide 200 parking spaces for the Senior Living Facility and 16 spaces for the single-family housing units in surface parking areas located south of the Lower Building and north of the Upper Building, for a total of 216 off-street parking spaces, including 209 standard stalls, 3 (three) ADA accessible stalls and 4 (four) van-accessible stalls.

### 2.3.5. Landscaping

Proposed landscaping would consist of non-invasive, drought tolerant native plant materials that comply with the San Elijo Conservancy Coastal Sage Shrub Plant Field Guide, as shown on Figure 2-3a Illustrative Site Plan. Some of the coastal agrarian features would be preserved to maintain the aesthetic quality of the area for the public. The enhanced paving at the entry points throughout the Project site as well as turf block would be provided in the fire lane to reduce the expanses of paving and improve percolation and stormwater quality. Additionally, appropriately sized trees would be planted within the parkway along the bioswale for screening purposes. The Project site would also include small retaining walls to allow for specific landscape improvements. Private yard wall/fencing would be installed around the single-family housing unit lots. A portion of the site, north of the senior living facility and parking lot, would be reserved for coastal agricultural use. Landscaping plans for the Project are included in Appendix M.

**TABLE 2-3. PROJECT PARKING REQUIREMENTS**

Land Use	Size		Parking Requirements		Proposed Parking Spaces	Is the minimum required parking provided?
	Dwelling Units (DU)	Beds	Parking Requirement	Required Spaces		
Senior Living Facility <sup>(1)</sup>						
Independent Living	77 DU	--	0.61 spaces / unit	47	166	Yes
Assisted Living						
Studio Units (16 Units)	16 DU	16	0.39 spaces /bed	6		
1 Bedroom Units (46 Units)	46 DU	46	0.39 spaces /bed	18		
2 Bedroom Units (6 Units)	6 DU	12	0.39 spaces /bed	5		
Memory Care <sup>(2)</sup>						
Studio Units (49 Units)	49	49	0.39 spaces /bed	19		
1 Bedroom Units (6 Units)	6	6	0.39 spaces /bed	2		
Subtotal	200	--	--	97	166	--
Single Family Housing <sup>(3)</sup>						
Single-Family Housing Affordable Units <sup>(2)</sup>	15	--	1 space /unit	15	15	Yes
Single- Family Housing (Manager's Unit) <sup>(5)</sup>	1	--	2 spaces /unit	2	2	Yes
Subtotal	16			17	17	--
TOTAL	216		--	114	183	--
Accessible Parking Spaces <sup>(4)</sup>	--	--	--	6	6	Yes
Van Accessible Parking Spaces	--	--	--	1	4 of 6 spaces	Yes

## Notes:

- (1) Parking rates from ITE's Parking Generation 5<sup>th</sup> Edition (Land Uses 252 and 254), 2020.
- (2) Includes "Circle of Friends" units.
- (3) Encinitas Municipal Code requires 2 spaces per unit (EMC 30.54.030).
- (4) 6 of 200 proposed spaces for Senior Living Facility would be ADA accessible per 2016 California Building Code Table 11B-208.2.

Source: Linscott, Law + Greenspan, 2020 (Appendix I-2).

**2.3.6. Building Architectural Elements**

Because the Project site has historically been in agricultural use, architectural themes for the Senior Living Facility are focused on the early agrarian roots of the Cardiff/Encinitas area. Board-and-batten siding, simple pitched roofs, gables with barge brackets, and detailed window surrounds are coastal agrarian design elements that would be integrated into the Project to create visual interest and are compatible with the local architecture (Figure 2-8, Senior Living Facility Elevations).

The style of the single-family housing would complement the larger senior facility buildings. The design would incorporate board-and-batten siding and pitched roofs. The residences would be sited to form a central "village green" common space (Figure 2-9, Single-Family Housing Elevations).

The houses would be constructed on stepped pads to utilize the natural topography and take advantage of the views.

### **2.3.7. Utilities/Infrastructure**

#### ***Drainage/Stormwater Improvements***

Storm flows from the Project site as well as off-site stormwater flows are currently conveyed under Manchester Avenue and discharged into the San Elijo Lagoon via six existing corrugated metal pipes (CMPs) located along the Project site frontage. Post-construction, the on-site stormwater management system would consist of area drain and catch basin inlets, polyvinyl chloride (PVC) area drain lines, reinforced concrete pipe (RCP)/reinforced concrete box (RCB) storm drain lines and biofiltration basins. To meet water quality, hydromodification and detention requirements, on-site stormwater project features will, at a minimum, include three (3) on-site biofiltration basins comprised of mulch, engineered soil media, gravel and an underdrain system. The proposed basins would be located near the southeast, southwest and along the west side of the Project site. On-site stormwater detention is proposed to alleviate the increase in development area peak storm flows for the 100-year storm frequency. Additional storage may also be provided in underground storage pipes located onsite.

The proposed Project is categorized as a Priority Development Project for storm water; and thus, is subject to the requirements of hydromodification management. The proposed biofiltration basins would provide water quality treatment for the developed area and hydromodification mitigation. Critical Coarse Sediment Protection for off-site flows will be addressed by constructing two drainage systems to capture and convey off-site flows directly into the San Elijo Lagoon. Storm flows conveyed through the existing soft bottom channel will be captured near the northwest corner of the development area and conveyed through the Project site via a dedicated storm drain line to prevent co-mingling with the on-site development storm flows. The flows would discharge directly into the San Elijo Lagoon via a new reinforced concrete box culvert. Flows from north and east of the site would be conveyed via a storm drain conveyance ditch/channel around the eastern perimeter, where it would outlet to a reinforced concrete box (RCB) that runs underneath Manchester Avenue, then outlet into the San Elijo Lagoon. These systems would convey off-site flows around the on-site biofiltration basins.

Storm flows from the Project site would be captured, treated, and conveyed into the San Elijo Lagoon via four new RCB/RCP storm drain lines underneath Manchester Avenue. The proposed conveyance features would replace four CMPs that would be removed during construction (see Section 3.7 Hydrology and Water Quality for more information). These improvements would maintain existing cumulative flow rates and would outlet to the same location as the four existing CMP discharge locations; thus, post-project flows into the San Elijo Lagoon would not increase from existing conditions. Further, proposed storm conveyance infrastructure would have no greater

hydrological impacts on the lagoon than what occurs with the existing system (Figure 2-10, Off-site Stormwater Culverts).

### ***Utilities***

Wastewater would be conveyed off-site within existing sewer lines located along Manchester Avenue west to the San Elijo Water Reclamation Facility (SEWRF). The SEWRF is located at 2695 Manchester Avenue approximately one mile west of the site and is operated by the Cardiff Sanitation District. The Project would generate approximately 15.6 million gallons of wastewater annually (assuming 60% of total water demand) or 43,000 gallons per day (gpd). The SEWRF capacity is 2.5 mgd; thus, additional demand would be approximately 0.01% of capacity. The Project proposes to connect to the future sewer line in the DAR road that will be constructed by Caltrans and joins the existing main line in Manchester.

The Project site is located in the City of Encinitas in the Olivenhain Municipal Water District (OMWD) service area. The proposed Project would connect to existing OMWD infrastructure located along Manchester Avenue with one point of connection and would connect to the future OMWD infrastructure in the planned DAR Access Road that will be constructed by Caltrans. There are two points of connection proposed to the future water line within the planned DAR Access Road. OMWD's potable distribution system consists of approximately 434 miles of pipeline, fourteen reservoirs and six pump stations. Prior to the issuance of building permits, a hydraulic analysis will be conducted by OMWD to determine the size of the facilities required to meet fire flow availability as required by the Encinitas Fire Department. Potential upgrades to 0.04 to 0.63 miles of waterlines within the Manchester Avenue ROW could be required (OMWD, 2020).

Water demand projections are approximately 19.5 million gallons annually or 53,500 gpd. Per the 2015 Urban Water Management Plan, water demand within the service area was 19,549-acre feet in 2015. Demand is expected to increase to 22,843-acre feet by 2020 and 23,813-acre feet by 2035 (Olivenhain Municipal Water District, 2016). Per the Urban Water Management Plan, future supply is expected to match service area demand. The proposed Project would comply with federal, State, and local plans, policies, and regulations and Executive Order B-29-15, which requires a 20% reduction in potable water use during construction and implementation of Best Management Practices for new development concerning water conservation, both for potable and non-potable uses.

The Project would be required to relocate an existing on-site 30-inch San Dieguito Water District (SDWD) distribution line that crosses the site from west to east. The relocated water line would remain within the property and would be located within a newly dedicated 30-foot easement. The relocated line would join the existing line at the west and east boundaries of the Project site.

### **2.3.8. Project Construction**

Construction of the Project would occur in one phase, projected to last between 18 to 24 months, starting in early 2021. During construction, access to the Project site would be obtained from Via Poco or the planned DAR Access Road. Construction staging would occur within the Project site, north of Manchester Avenue. All existing structures would be removed; however existing trees within the brush management zones would be avoided (See Figure 2.3a, Illustrative Site Plan). Of the total 19.027-acre site, 10.35 acres would be graded/disturbed.

The Project would require approximately 120,000 cubic yards (CY) of cut and 1,500 CY of fill (including 118,500 CY of export) to implement the grading plans and to create the development pads and improvement areas, install all underground utilities and stormwater basins (Figures 2.11a and 2.11b, Preliminary Grading and Drainage Plan). The Project site would include manufactured graded slopes with slopes 2:1 or less. The manufactured slopes vary in height across the site from 1-foot to 29-feet. A large back cut slope would be graded at the rear of property to daylight the developed pad to the existing site topography. Grading design also includes top of slope brow ditch and toe of slope v-ditch drainage systems. There is a typical 2:1 max graded slope between site pad elevation changes. All construction activity would occur within the City's allowable construction hours (EMC Section 9.32.410), between 7:00 AM and 7:00 PM, Monday through Saturday. The number of construction staff working on the Project site at a given time would vary, depending on the phase of construction.

The Senior Living Facility is expected to be fully operational and all Single-Family Housing fully leased by early-2023.

### **2.3.9. Senior Living Facility Operating Characteristics**

The Senior Living Facility will be a fully licensed residential care facility for the elderly (RCFE) regulated by the State of California Community Care Licensing Division of the Department of Social Services. All units, including those designated as "Independent Living Units," will be licensed to provide care services to residents including assistance with daily needs and specialized care as needed. The facility will be exclusively for seniors 60 years of age or older, or seniors younger than 60 who have comparable care needs. The average age of residents is expected to be over 80 +/-years.

Independent living units would be clustered together but would not separate from the assisted living units, and residents would share the common dining room as well as other common areas and amenity spaces throughout the Project. Other common areas shared by the residents would include a private group dining room, an outdoor dining area, outdoor courtyard, therapy pool, beauty salon, bistro, movie screening room, computer room, library, flexible multi-purpose meeting room as well as smaller, flexible gathering spaces.

Memory care is required to be secured, and therefore, Memory Care Units would be segregated from the rest of the Project. The memory care wing includes its own dining room and other common areas for use by memory care residents. A secure outdoor courtyard is also included to provide safe outdoor space for memory care residents as required by the State of California for RCFE's.

The proposed Senior Living Facility would operate 24 hours per day and would be staffed with approximately 100 full-time equivalent (FTE) employees. Most employees would be present during the "day shift" which would typically run from approximately 6:00 AM to 2:00 PM. Fewer employees would be on-site during the night shift (2:00 AM to 10:00 PM) and overnight shift (10:00 PM to 6:00 AM). Shift changes are scheduled during off-peak traffic hours to minimize automobile trips during morning and evening peak hours.

In addition to regular staff, some services such as operation of the beauty salon, hospice care, and physical therapy may be provided on-site by outside contractors and vendors. Visitors are permitted 24 hours per day though visitation is encouraged between 9:00 AM and 5:00 PM. Vendors and service providers are generally restricted to visiting between 9:00 AM and 5:00 PM and are required to have an appointment. All visitors, guests, vendors, and service providers are required to check in upon arrival and may park in any available parking space. Residents who wish to park a vehicle on-site must have a valid, current driver's license and vehicle registration and must be active drivers. No long-term vehicle storage would be permitted.

## **2.4. General Plan Land Use and Zoning**

The City of Encinitas General Plan Land Use Map designates the Project site as RR-2 (Rural Residential, 1-2 dwelling units per acre) and the existing zoning is RR-2. These land use and zoning designations are intended to support residential uses while maintaining aesthetic benefits of lands located within this zoning designation. The Project site is located within a California Coastal Appeal Jurisdiction, Scenic/Visual Corridor, and Hillside/Inland Bluff Overlay Zones. The proposed Senior Living Facility is allowed in the RR-2 zone, provided a major use permit is obtained. The proposed single-family units are a permitted land use; however, the Project is utilizing the City's Density Bonus Ordinance and Planned Residential Development standards to accommodate the product type.

## **2.5. Environmental Setting**

### **2.5.1. Regional Setting**

Encinitas is located in northwestern coastal San Diego County. The city is bordered to the south by Solana Beach and to the west by the Pacific Ocean. Carlsbad borders Encinitas to the northeast and extends farther to the east and north, across Batiquitos Lagoon. Regional access to the Project site is via 1-5 to Manchester Avenue.

### 2.5.2. Local Setting

The Project site is located within the community of Cardiff-by-the-Sea, one of the five communities in the City. Manchester Avenue forms the southern boundary of the Project site and is adjacent to the San Elijo Lagoon. To the south of the Project is the San Elijo Lagoon Ecological Reserve, to the west is developed land and Interstate 5 (I-5), to the east is Mira Costa College and to the north high-density housing sits atop coastal bluffs.

The majority of the Project site is located north of Manchester Avenue and east of the I-5 interchange. The small portion of the Project site (approximately 0.21 acres) is located south of Manchester Avenue and adjacent to the San Elijo Lagoon Ecological Reserve. The southern portion of the Project site located north of Manchester Avenue has historically been used for agricultural production, primarily strawberries and Asian vegetables and agricultural operations still occur on site. Several small agricultural ancillary structures are located at the southwest corner of the Project site. Physically, the general Project area is characterized by a gently sloping flat area. The Project elevations range from 40 to 90 feet above mean sea level. The northern portion of the Project site contains areas of steep slopes 25% and greater with undisturbed native hillside and vegetation cover.

## 2.6. Intended Uses of this EIR

This EIR is an informational document intended to inform public agency decision-makers and the public of significant environmental effects of the proposed project described above, identify ways to minimize the significant effects, and describe and evaluate a reasonable range of alternatives to the Project.

The City of Encinitas is the lead agency for the Project, as it is the agency with primary authority over the Project's discretionary approvals. Several other agencies, identified as responsible and trustee agencies, will also use the EIR for their consideration of approvals or permits under their respective authorities. For the purposes of CEQA, the term *trustee agency* means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the state of California. The term *responsible agency* includes all public agencies other than the lead agency that may have discretionary actions associated with the implementation of the proposed Project or an aspect of subsequent implementation of the Project. Accordingly, the approvals anticipated to be required from the lead agency, trustee agencies, and/or responsible agencies are listed in Table 2-4.

**TABLE 2-4. REQUIRED APPROVALS AND PERMITS**

Permit/Action Required	Approving Agency	Agency Designation (Lead/Trustee/Responsible)
Tentative Map Density Bonus	City of Encinitas (City)	Lead Agency
Planned Residential Development Permit	City	Lead Agency



**TABLE 2-4. REQUIRED APPROVALS AND PERMITS**

<b>Permit/Action Required</b>	<b>Approving Agency</b>	<b>Agency Designation (Lead/Trustee/Responsible)</b>
Major Use Permit	City	Lead Agency
Design Review	City	Lead Agency
Coastal Development Permit	City	Lead Agency
Grading Permit	City	Lead Agency
Building Permit	City	Lead Agency
Pedestrian Sidewalk Access Easement	City	Lead Agency
Section 404 Nationwide Permit	U.S. Army Corps of Engineers	Responsible Agency
Section 1602 Lake and Streambed Alteration Agreement	California Department of Fish and Wildlife	Responsible Agency Trustee Agency
Section 401 Water Quality Certification	San Diego Regional Water Quality Control Board	Responsible Agency

## **2.7. Past, Present, and Reasonably Anticipated Future Projects**

Cumulative effects or impacts are defined as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (California Code of Regulations, Title 14 § 15130[b]). Cumulative impacts are the change caused by the incremental impact of the project evaluated in the EIR combined with the incremental impacts from past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over time.

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project’s incremental effect is “cumulatively considerable.” It further states that this discussion shall reflect the level and severity of the impact and likelihood of occurrence, but not in as much detail as the project itself. The information used in an analysis of cumulative impacts can come from two sources:

- A. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, projects outside of the control of the agency.
- B. A summary of projections in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, that described or evaluated regional or area-wide conditions contributing to the cumulative impact.

The cumulative impact analyses in this EIR use a combination of sources A and B. Depending on the environmental category, the cumulative impact analysis may use either data source. Some

impacts are site specific, such as biological resources, and others may have impacts outside the City boundaries, such as regional air quality effects.

A list of existing, approved, proposed, and reasonably foreseeable projects used in this cumulative analysis is provided in Table 2-5. The location of Potential Cumulative Projects is shown on Figure 2-12. Please refer to sections in Chapter 3, Environmental Analysis, for a discussion of the potential environmental impacts associated with cumulative development.

**TABLE 2-5. POTENTIAL CUMULATIVE PROJECTS**

No.	Project Name	Owner/Applicant	Summary Project Description	Status	Approximate Distance from Project
1	I-5 North Coast Corridor Project <ul style="list-style-type: none"> <li>• Direct Access Ramp (DAR) at Manchester Avenue (a)(b)</li> <li>• San Elijo Park and Ride/Multi-Use Facility</li> </ul>	FHWA, Caltrans, and SANDAG	Improvements to maintain or improve existing and future traffic operations on the Interstate 5 (I-5). Improvements include the installation of two High Occupancy Vehicle (HOV)/Managed Lanes in each direction, auxiliary lanes and possibly one general purpose lane in each direction. Includes direct access ramps from Manchester Avenue. The DARs would consist of north- and southbound off- and on-ramps to and from the I-5 median area.  The San Elijo Park and Ride/Multi-Use Facility will provide parking for commuters and San Elijo Lagoon visitors along with a staging area for recreational users. The facility will include, bike lockers, electric vehicle charging stations, and recreational access to the San Elijo Lagoon and the new North Coast Bike Trail.	Under construction until 2021; portions completed	Immediately adjacent and 0.12 miles west
2	Olivenhain Trunk Sewer Improvement Project (c)	Olivenhain Municipal Water District	Rehabilitate 50 degraded manholes along a 4-mile segment of the trunk sewer and realign approx. 2,800 linear feet.	In progress (environmental process)	Occurs along Manchester Avenue Less than 0.1 miles north
3	Pacific Canyon Tentative Map (d)	Pacific Canyon LLC	Subdivide a 5.23-acre vacant parcel into 13 lots (10 residential, 2 open space, 2 private street lot) to accommodate the future development of 10 single-family homes on a property located on the southeastern corner of El Camino Real and Sage Canyon Drive.	Approved July 17, 2008	0.92 miles northeast
4	Westmont of Encinitas Assisted Living (e)	Richard Lux	Construct an assisted living facility on approximately 3.24 acres and consolidate two	Approved January 24, 2019	0.72 miles northeast

**TABLE 2-5. POTENTIAL CUMULATIVE PROJECTS**

No.	Project Name	Owner/Applicant	Summary Project Description	Status	Approximate Distance from Project
			existing legal lots into one. The two-story facility would provide a total of 93 assisted living suites.		
5	San Elijo Water Reclamation Facility Upgrades (f)	San Elijo Joint Powers Authority	San Elijo Water Reclamation Facility upgrades, rehabilitations and replacements as recommended by the 2015 Facility Plan.	In progress (approved June 11, 2018)	0.69 miles northwest
6	The Lakes Residential Subdivision (g)	Buffalo of Birmingham Investors, LLC	Tentative Map, Design Review Permit, and Coastal Development Permit application to subdivide 5.53 acres into 11 legal lots (9 residential, one private road, one common area) and construct 9 single-family homes.	Approved March 21, 2019	0.82 miles northwest
7	Manchester Estates (h)	City of Encinitas	Tentative map, coastal development permit, and design review permit applications to subdivide 22.3 acres into 12 residential lots.	CEQA review completed December 23, 2003	1.24 miles northeast
8	San Elijo Lagoon Restoration Project (i)	San Elijo Lagoon Conservancy	Restoration of San Elijo Lagoon (960 acres, primarily within the Reserve) and disposal or reuse of excavated materials. Restoration would reconfigure lagoon elevations via grading/dredging and modify water flow into the lagoon via changes to the ocean inlet and lagoon channel to allow for appropriate inundation frequencies that would support specific habitat types.	Under construction	Immediately south of project site
9	Encinitas Coastal Rail Trail (j)	SANDAG	A 1.3-mile walking and biking path along the east side of the railroad tracks near San Elijo Avenue, from Chesterfield Drive to the Santa Fe Drive undercrossing.	Construction Completed May 2019	1.12 miles northwest

**TABLE 2-5. POTENTIAL CUMULATIVE PROJECTS**

No.	Project Name	Owner/Applicant	Summary Project Description	Status	Approximate Distance from Project
10	2019 Housing Element Update (k)	City of Encinitas	Update to the City's Housing Element which considers "upzoning" (increasing the allowable residential density) on 19 candidate sites to accommodate affordable housing. Under the Updated Housing Element, a total of 1,504 affordable housing units could be developed.	Approved June 20, 2018	Various distances from project site Nearest at 0.34 miles southwest (Site Number AD11)

Notes:

I-5 = Interstate 5      FHWA = Federal Highway Administration

CALTRANS = California Dept. of Transportation

SANDAG – San Diego Association of Governments.

Sources:

(a) SANDAG, 2014.

(b) CALTRANS, 2013.

(c) City of Encinitas, 2018.

(d) City of Encinitas, 2008.

(e) City of Encinitas, 2017.

(f) San Elijo Joint Powers Authority, 2016.

(g) City of Encinitas, 2019a.

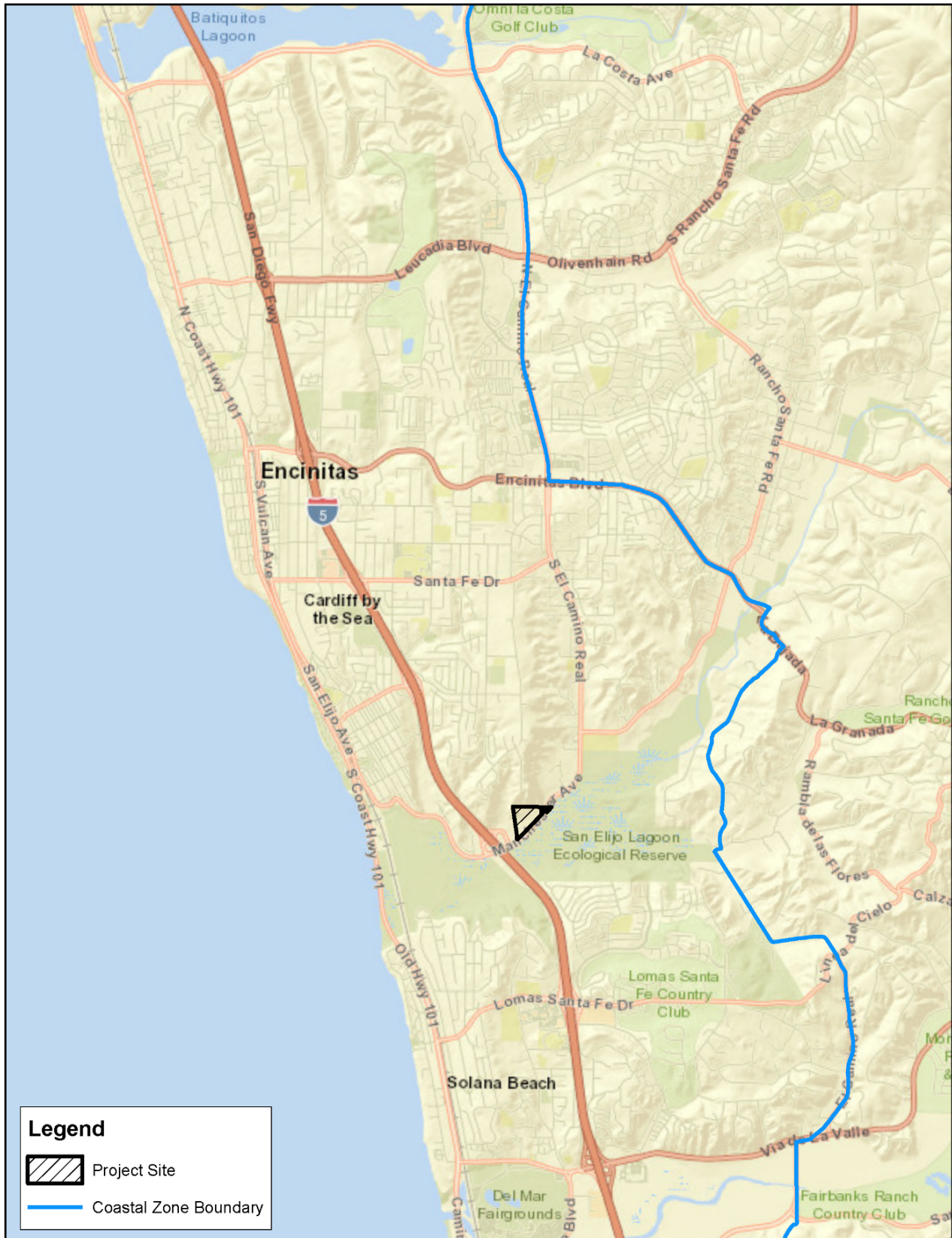
(h) City of Encinitas, 2003.

(i) USACE, 2016.

(j) SANDAG, 2019.

(k) City of Encinitas, 2019b.

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SOURCE: Basemap- Esri



Regional Location  
Belmont Village Encinitas-by-the-Sea  
Figure 2-1





SOURCE: Basemap- Esri



0 0.1 0.2 Miles

Project Location  
Belmont Village Encinitas-by-the-Sea  
Figure 2-2





**BRUSH MANAGEMENT NOTES**

SHOWN MANICURED: HARDY PLANTS: PROPERTY MANAGEMENT COMPANY WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE SHOWN MANICURED PLANTS.

- BRUSH MANAGEMENT ZONE ONE**
  - BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE ENTRY DRIVE, POOL COURTYARD, DINING COURTYARD, AND GARDEN COURTYARD. IT SHALL BE MAINTAINED BY THE PROPERTY MANAGEMENT COMPANY.
- BRUSH MANAGEMENT ZONE TWO**
  - BRUSH MANAGEMENT ZONE TWO IS THE AREA ADJACENT TO THE MEMORY CARE COURTYARD AND SINGLE-FAMILY HOUSING. IT SHALL BE MAINTAINED BY THE PROPERTY MANAGEMENT COMPANY.

ILLUSTRATIVE SITE PLAN - L.1  
December 5, 2019

PREPARED FOR:  
**Greystar**  
444 South Cedros Ave, Suite 172  
Solana Beach, CA 92075

**Senior Housing**  
3111 Manchester Avenue  
Cardiff by the Sea, California 92007



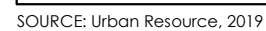
SOURCE: MJS Landscape Architecture, 2019



Illustrative Site Plan  
Belmont Village Encinitas-by-the-Sea  
Figure 2-3a



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	LOT WIDTH *		LOT DEPTH *	LOT AREA *	GROSS FLOOR AREA **	LOT COVERAGE
	SOUTH	NORTH				
LOT 2	51.6'	27.99'	62.71'	0.0484 acres (2,108 sf)	1,369 sf	792 sf / 2,108 sf = 37.6%
LOT 3	28.53'	28.53'	62.71'	0.0407 acres (1,773 sf)	1,325 sf	756 sf / 1,773 sf = 42.6%
LOT 4	28.53'	28.53'	62.71'	0.0407 acres (1,773 sf)	1,308 sf	739 sf / 1,773 sf = 41.7%
LOT 5	39.18'	33.58'	62.71'	0.0472 acres (2,056 sf)	1,325 sf	756 sf / 2,056 sf = 36.8%
LOT 6	33.58'	38.39'	69.77'	0.0529 acres (2,304 sf)	1,369 sf	792 sf / 2,304 sf = 34.4%
LOT 7	28.53'	28.53'	69.77'	0.0452 acres (1,969 sf)	1,325 sf	756 sf / 1,969 sf = 38.4%
LOT 8	28.53'	28.53'	69.77'	0.0452 acres (1,969 sf)	1,369 sf	792 sf / 1,969 sf = 40.2%
LOT 9	27.99'	59.26'	69.77'	0.0594 acres (2,543 sf)	1,308 sf	739 sf / 2,543 sf = 29.1%
TOTAL				0.3787 acres (16,496 sf)	10,698 sf	

\* Lot Width/Depth & Lot Area:  
Referenced from Civil Drawings; C-4A, Mapping Lot Dimensions.

\*\* Gross Floor Area:  
The Gross Floor Area includes exterior walls & porches.

**OPEN SPACE CALCULATIONS**

- A minimum of 40% of the site area is required to be Open Space with a minimum dimension of 10 feet.
- A minimum of 365 square feet for each single-family unit required to be Developed Open Space. (to be active and/or passive recreational facilities or flat grassy play areas with an average slope of less than 15%)
- The remainder of open space can be developed or undeveloped.

**REQUIRED OPEN SPACE**

Minimum Open Space Required: 16,496 sf X 40% = 6,598 sf  
Minimum Developed Open Space Required: 8 units X 365 sf = 2,920 sf

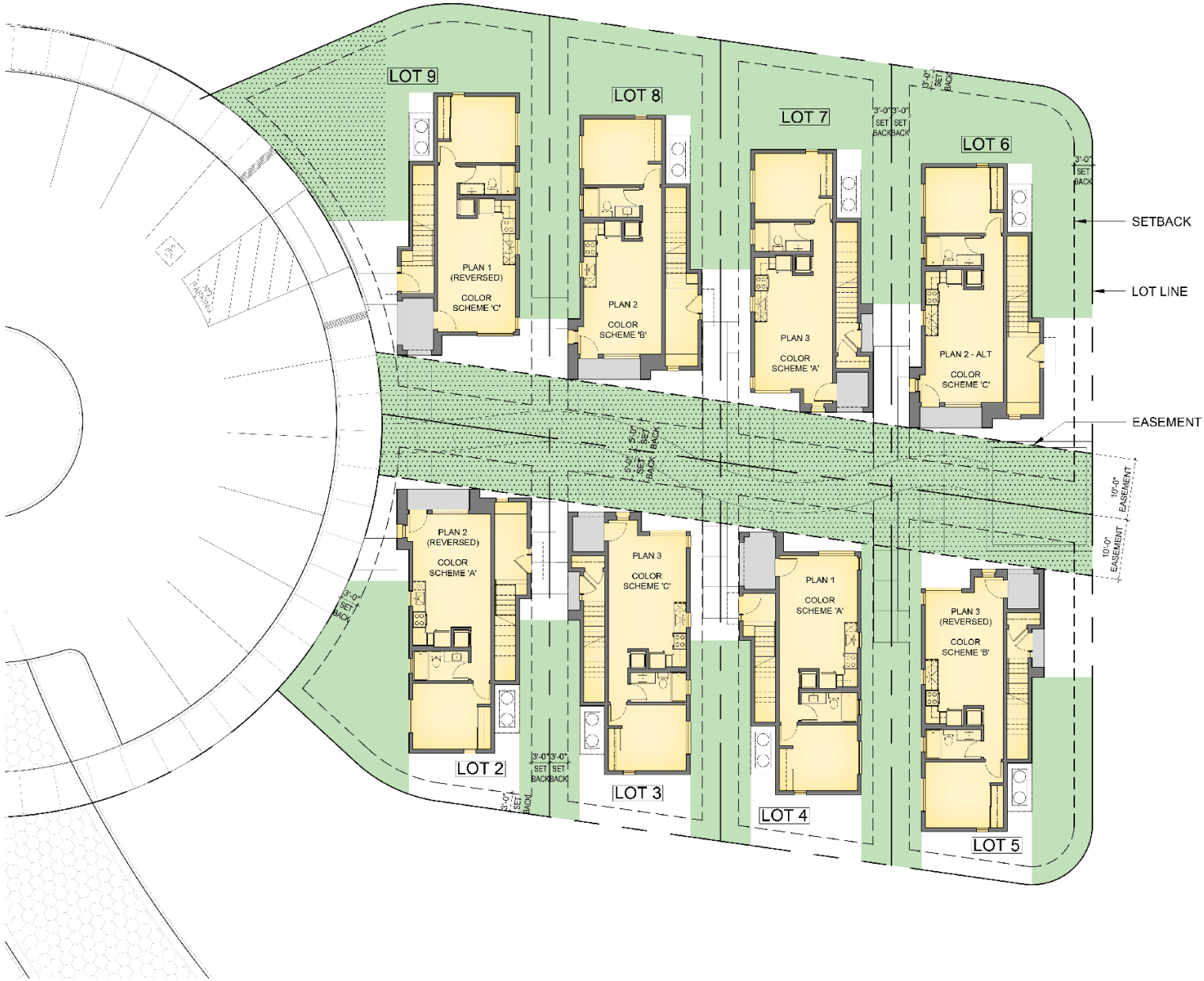
\*Each unit includes an additional accessory dwelling unit on the second floor.

**PROVIDED OPEN SPACE**

Undeveloped Open Space: 4,846 sf  
Developed Open Space: 2,932 sf  
Open Space 7,778 sf

**LANDSCAPING**  
8,860 sf Landscape Area (hardscape not included)

**FAR**  
Gross Floor Area / Lot Area  
10,698 sf / 16,496 sf = 0.648



PREPARED FOR:  
**Greystar**  
444 South Cedros Ave, Suite 172  
Solana Beach, CA 92075

**Senior Housing**  
3111 Manchester Avenue  
Cardiff by the Sea, California 92007

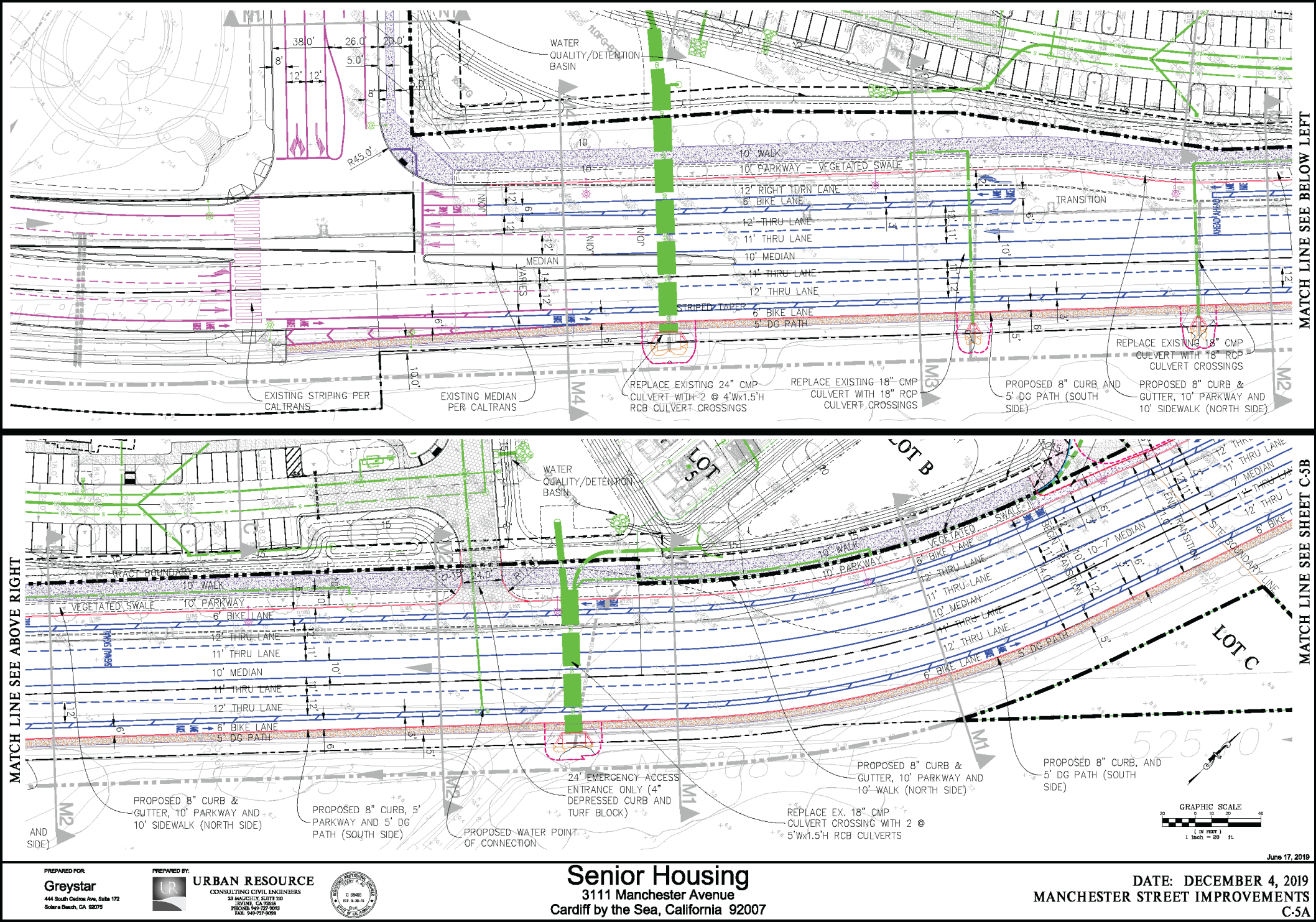
**Work Force  
Site Plan A-11**  
January 4, 2019  
VTBS #17086  
1725 BERKELEY STREET  
SANTA MONICA, CA 90404  
TEL: 310.394.8275 FAX: 310.394.2424  
www.van-tilburg.com  
SANTA MONICA • ENCINITAS • SAN ROSE  
**VAN TILBURG, BANVARD & SODERBERGH, AIA**  
ARCHITECTURE • PLANNING • DESIGN

SOURCE: Van Tilburg, Banvard & Soderbergh, AIA, 2019



Single-Family Housing Site Plan  
Belmont Village Encinitas-by-the-Sea  
Figure 2-4

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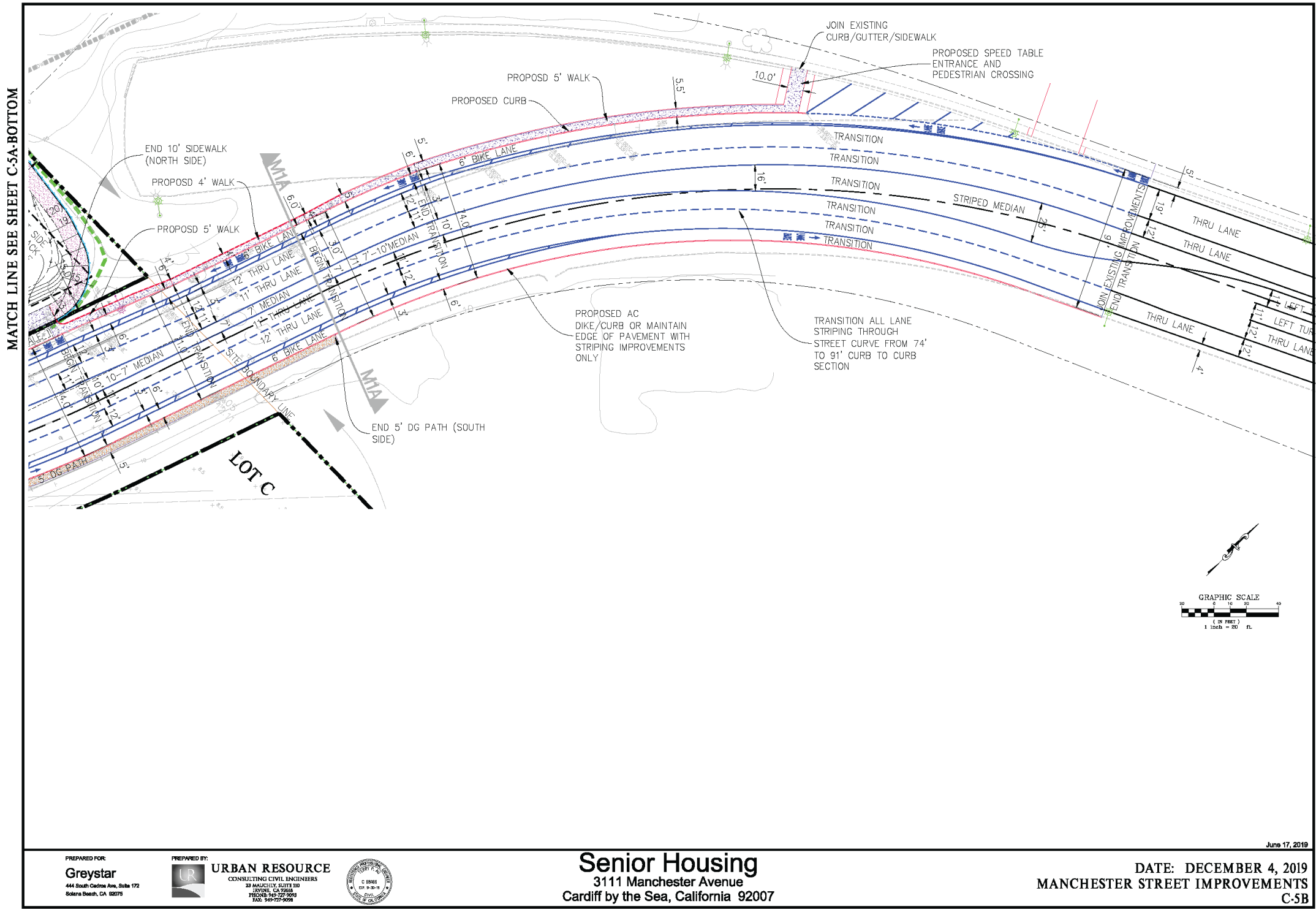
SOURCE: Urban Resource Consulting Civil Engineers, 2019



Manchester Ave Street Improvements (Sheet C-5A)  
Belmont Village Encinitas-by-the-Sea  
Figure 2-5

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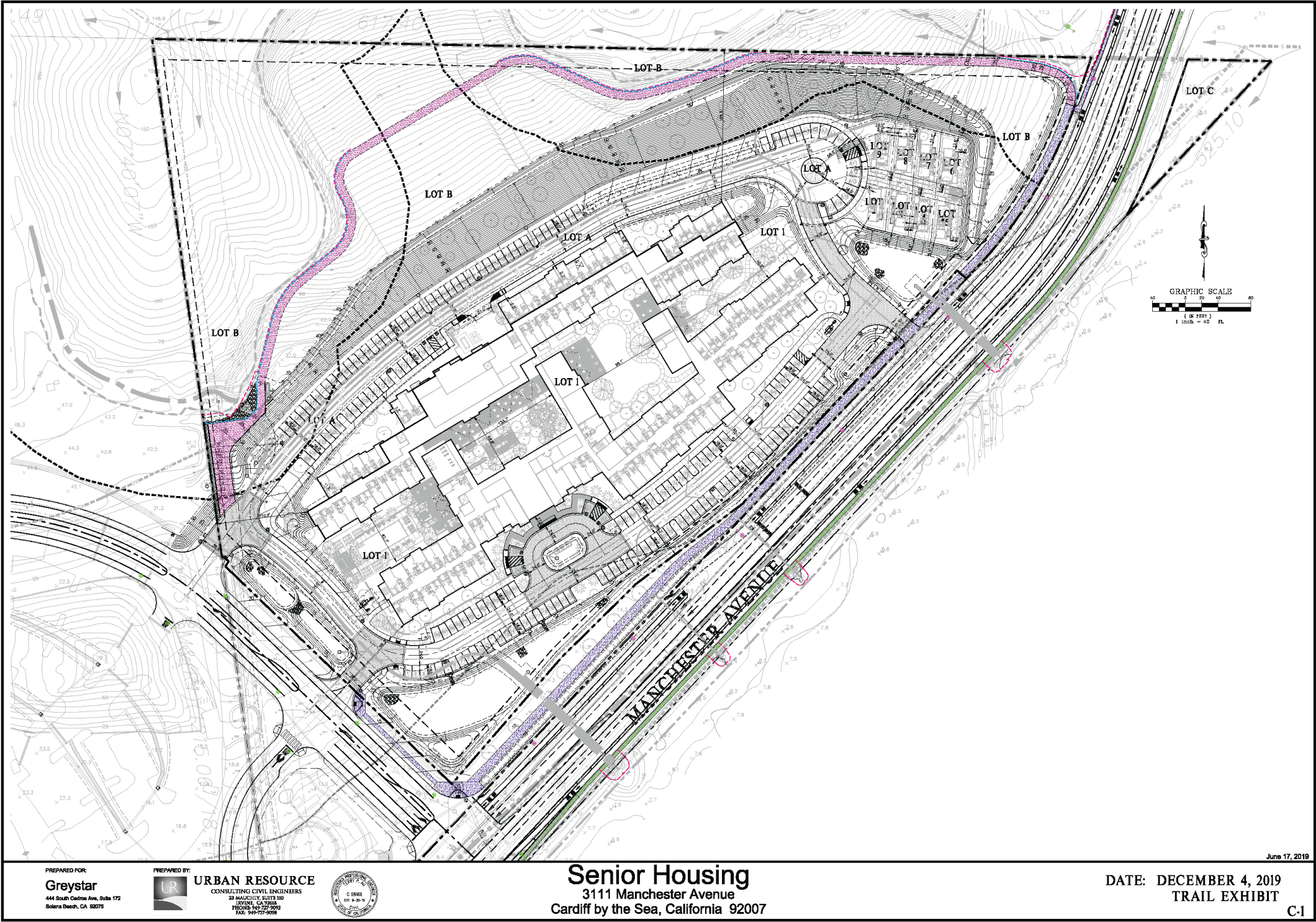
SOURCE: Urban Resource Consulting Civil Engineers, 2019



Manchester Ave Street Improvements (Sheet C-5B)  
Belmont Village Encinitas-by-the-Sea  
Figure 2-6

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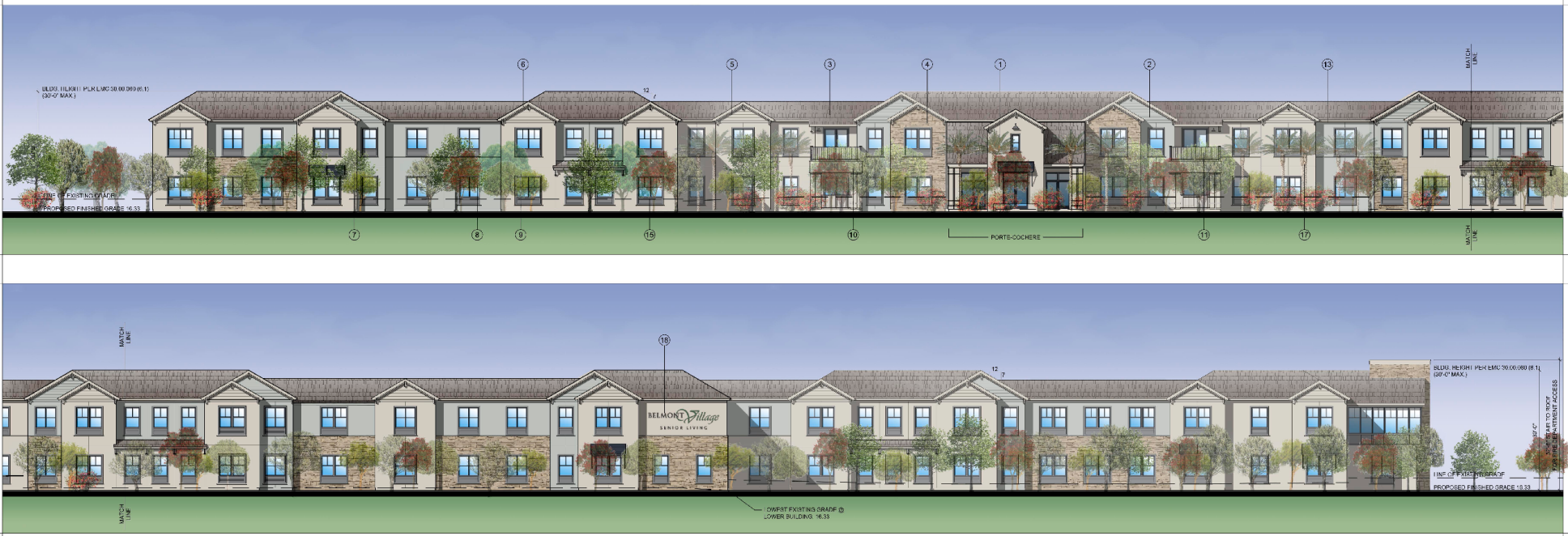
SOURCE: Urban Resource Consulting Civil Engineers, 2019



Trail Exhibit  
Belmont Village Encinitas-by-the-Sea  
Figure 2-7

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CONCEPTUAL SOUTHEAST ELEVATION (Lower Building)



CONCEPTUAL SOUTHWEST ELEVATION

Elevations A-05

PREPARED FOR:  
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Solana Beach, CA 92075

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Cardiff by the Sea, California 92007

December 5, 2019  
VAN TILBURG, BANVARD & SODERBERGH, AIA  
ARCHITECTS • PLANNING • URBAN DESIGN

SOURCE: Van Tilburg, Banvard & Soderbergh, AIA, 2019



Senior Living Facility Elevations  
Belmont Village Encinitas-by-the-Sea  
Figure 2-8

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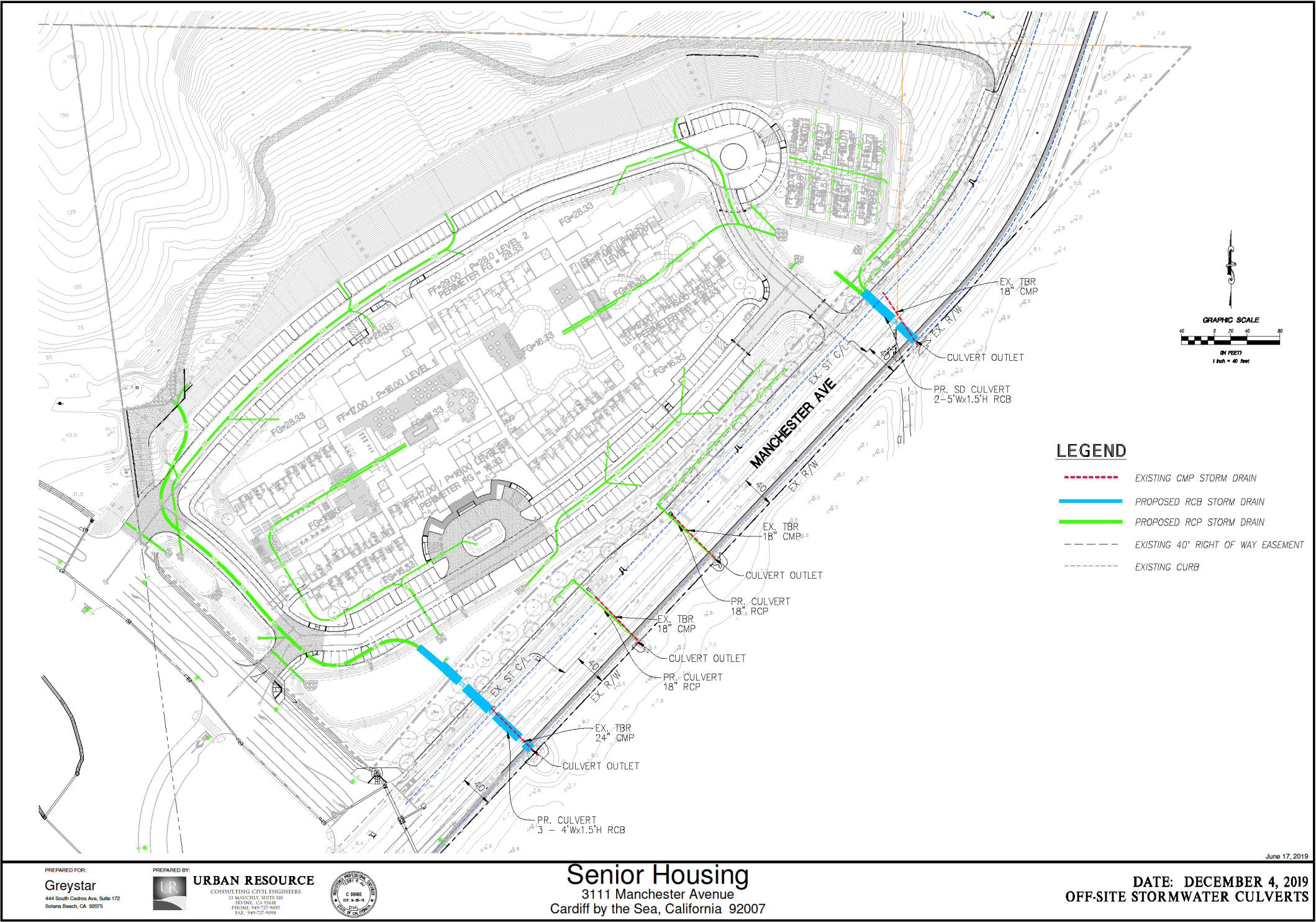
SOURCE: Van Tilburg, Banvard & Soderbergh, AIA, 2019



Single-Family Housing Elevations  
Belmont Village Encinitas-by-the-Sea  
Figure 2-9

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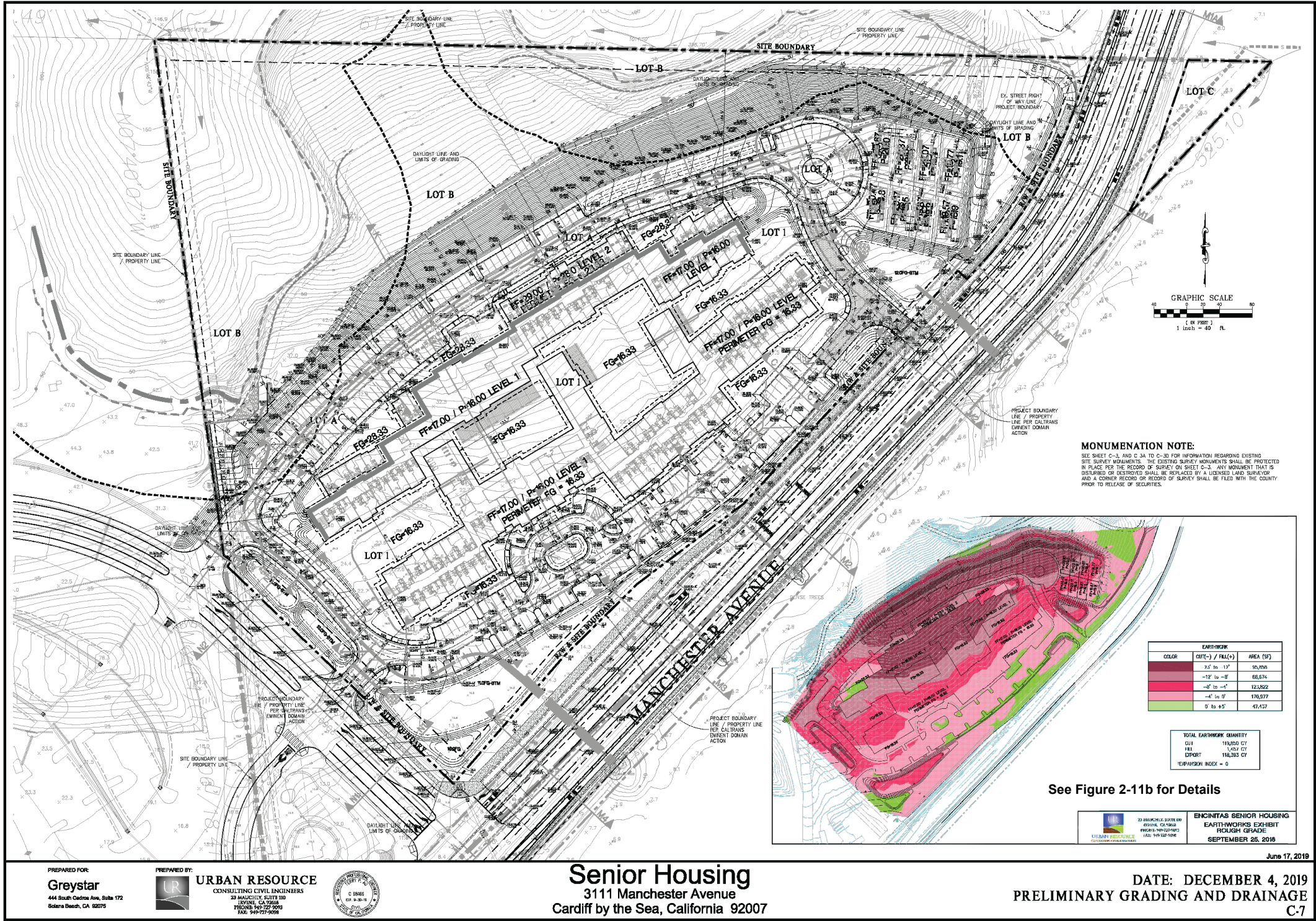
SOURCE: Urban Resource Consulting Civil Engineers, 2019



Off-Site Stormwater Culverts  
Belmont Village Encinitas-by-the-Sea  
Figure 2-10

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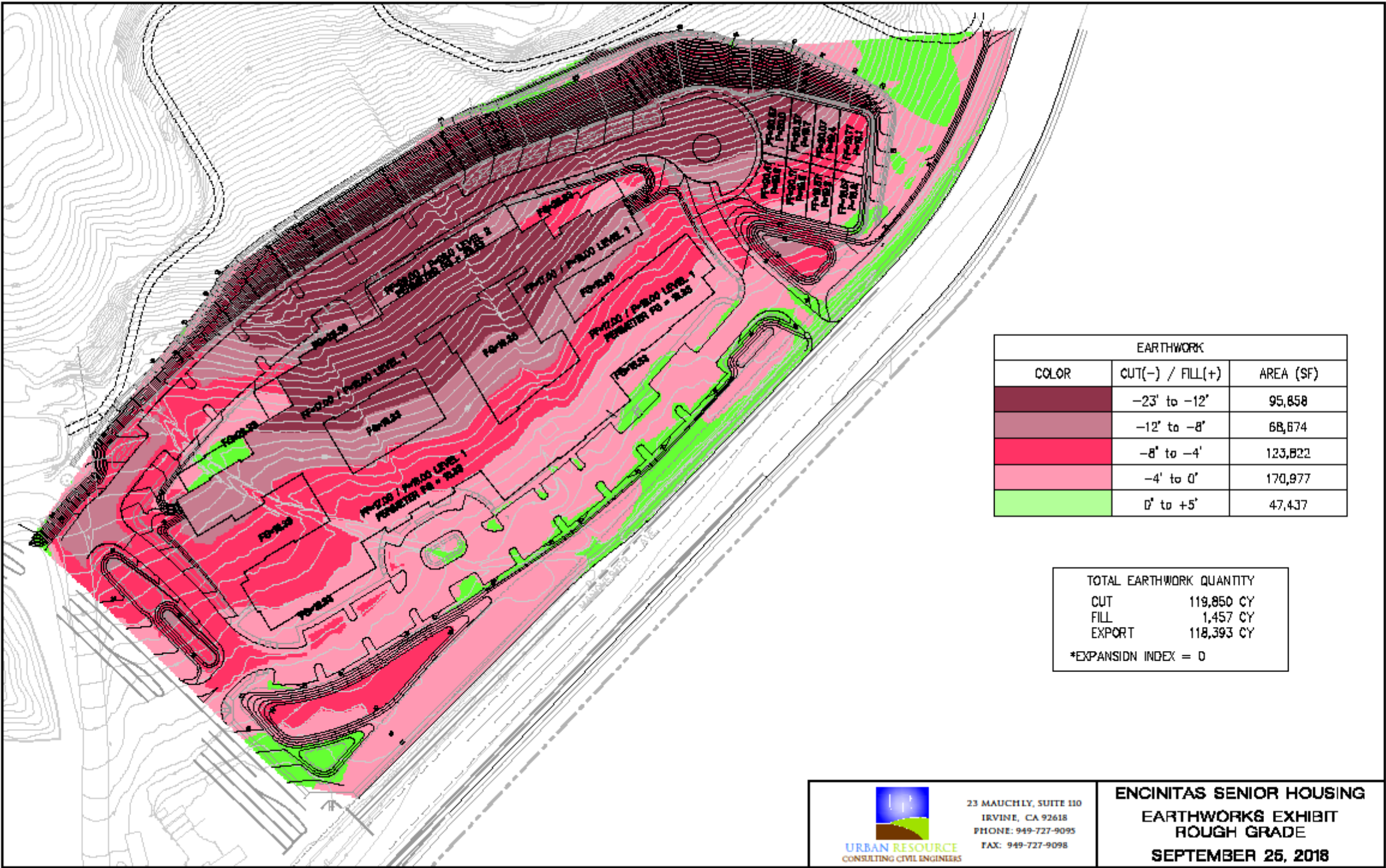


SOURCE: Urban Resource Consulting Civil Engineers, 2019



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SOURCE: Urban Resource Consulting Civil Engineers, 2019



Preliminary Grading and Drainage Plan  
Belmont Village Encinitas-by-the-Sea  
Figure 2-11b

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SOURCE: Basemap- Esri



Location of Potential Cumulative Projects  
Belmont Village Encinitas-by-the-Sea  
Figure 2-12

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